150 HOUSES FOR SALE

Brown Bros.
AGENCIES LIMITED
1125 BLANSHARD STREET
MEMBER REAL ESTATE BOARD
MEMBER MULTIPLE LISTING BUREAU

GORDON HEAD
FINE HIGH LOCATION
Modern stucco, 3 bedrooms, LR 18x15, DR 8x11. Full basement, O-O-M heating. A dandy spot to raise your family. Taxes $138. Down payment $3,800.
Full price $13,000
Mr. Hill, EV 5-8771. Res. EV 3-7585

OPEN HOUSE
SATURDAY, MAR. 21
1.30 P.M. to 4.30 P.M.
1259 JUDGE PLACE
Read our March 19th advertising, describing this custom 3-bedroom home with rumpus room. First time on market. Take time to drive out and inspect first hand. Jim RANSON will be attending.

UNIVERSITY AREA
$2500 DOWN
Balance like rent will buy this lovely 4-yr-old stucco bung consisting of large LR with FP, DR, 2 spacious bedrooms and a third which is panelled and used as a den. Attractive and convenient kitchen, attached garage, full cement bsmt, 26x13 plastered rumpus room. Oil heat. Back is blacktopped and would park many cars. This home has terrific views and don't forget a 5½% mortgage. Full price with $2,500 down $14,900
Please ask for Mr. Lawson, eves. EV 2-4867; days EV 5-8771

CUTE AND COSY
IDEAL FOR OLDER COUPLE
Anyone who is looking for a very neat and comfortable little home with part basement, hot-air heating, 3 good-sized rooms and full bathroom; nicely landscaped lot, separate garage and workshop, small chicken house, quiet street, paved, with sidewalks. Handy to town. Full price with $5950
generous terms
Please ask for Mr. Lawson, eves., EV 2-4867; days, EV 5-8771.

OAK BAY EXCLUSIVE
This beautifully designed and built home in a high location overlooking Cadboro Bay will enchant the most discriminating home buyers. QUALITY features include wall-to-wall carpet and black slate raised-hearth fireplace in the large living room; full-size dining room, charming kitchen has built-in Thermador elec stove and frig colored to blend with mahogany cabinets. Utility for auto washer and dryer. Perfect 4-pc vanity bathroom with 2 washbasins; 3 delightful bedrooms. Wrought iron railing, open steps to full high basement with fireplace and 2-pc plus shower bathroom. Meuller Climatrol oil heat. 2-car drive-in garage. L-shaped sun deck. A large lot now being landscaped. View by appointment only $29,500
Please call Mr. Pearce, EV 5-8771, res. EV 5-4621

NEWSTEAD
REALTY LTD
766 Fort Street EV 2-8117

REVENUE $9,500
2 separate housekeeping units in good rental area. 1 three-room suite and 1 four-room suite, both kitchens wired for ranges. House is in immaculate condition and has been decorated and tiled throughout. For further particulars, phone Mrs. Browne, EV 2-8117 or EV 5-6324 eves.

THIS IS GOOD
It would cost about $18,500 to reproduce this 3½-year-old 3-bedroom home. It has a 32' in-line living room, dining room, a large bright kitchen, oak floors throughout and 1,450 sq ft of floor space. The full, high, uncluttered basement has a good oil package heating unit and a dr-in garage. The back yard is fenced and there are some trees. On a quiet street in a quality district near shops and transport and only 1¼ miles from Yates and Douglas Streets. Full price $16,500
with terms

CASH $2500 CASH
COMFORTABLE FURNISHED HOME
Beautiful, landscaped, comfortable, 2-bedroom home. Elec cabinet kitchen, full basement, automatic oil heat. Close to all conveniences. Immediate possession. Attractive terms and $12,500
low taxes.
Call Mrs. Seguin, EV 3-8117 or EV 4-3536.

OPEN HOUSE SATURDAY
MARCH 21
12 TO 6 P.M.
4131 BIRTLES AVENUE
Make it a date to see this very attractive bungalow, comprising thru-hall, LR, DR, elec kitchen, 4-pce bath, 3 bedrooms, HW floors, full high basement, auto oil heat, dr-in garage. $9,000 NHA mortgage at 5½%, $82 per mo includes princ, int, taxes. Paved road and sidewalks in. Asking price $12,950
Directions: Turn right off Carey Rd onto Glanford Ave, then right on Baker and first left. For preview call Mr. Higgins, EV 2-8117 or EV 2-9078.

NEW NHA
Under construction, so buy now and have the choice of all interior and exterior colors, light fixtures, etc. This house comprises living, dining room, smart cabinet kitchen, three bedrooms, thru hall, four-piece bath, full high basement with garage and oil heat. Full price with $13,900
$2,350 down
Mr. McMahon, EV 2-8117 or GR 7-1455.

CITY BROKERAGE
1018 Blanshard EV 4-5022

OPEN HOUSE
SAT., 2-4.30
Offers Wanted
3813 Carey Rd.
This charming and spotless modern stucco bung MUST BE SOLD. It has sunny living rm with tiled fireplace, hardwood firs, 2 good bedrooms, 4-pce bath, separate dinette, large elec kitchen and large utility (wired for dryer) off kitchen, which is a real step-saver. Full basement, piped furnace, drive-in garage, plus concrete parking for 2 extra cars (or your boat). The garden has lovely lawns; lots of spring bulbs in bloom; and this property is close to bus, stores and schools. Come and see it and TRY YOUR DOWN PAYMENT on an offer, as owners have bought a larger home and MUST SELL.
Asking $10,990
(with terms to suit purchaser).
In Attendance: Mrs. Fulton, EV 3-1953.

FAIRFIELD REALTY
335 COOK STREET

BARGAIN
3 BEDROOMS
5-MILE CIRCLE
2¼ ACRES
Are you tired of being cramped for space? Do you want a nice large, large lot; rocks, fir trees, arbutus in a high location? Stop looking. I have it, three bedrooms, 4-pc Pembroke bath, living room panelled in driftwood ranch panel with raised hearth fireplace, space-saving cabinet electric kitchen finished in knotty pine with wrought iron hardware. Two partly finished rooms in basement, one with a fireplace. This house is only 4 years old and has a 5¼% mortgage. Hurry, hurry, hurry for this won't last. Full price $13,650
(on terms)
Phone Sid Bentley, EV 5-9705, eves. EV 2-6600

150 HOUSES FOR SALE

HICKS REALTY LTD.
1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

GORDON HEAD
4 plus, LR with FP, elec cab kit, 2 bedrms, 4-pce Pembroke bath, full high basement, O-O-M, peach, apple and plum trees, blackberry and gooseberry bushes.
Good value at $12,800
Bert Bryant, EV 2-5104 anytime.

$ $ REVENUE $ $
$ $ $ 9500 $ $ $
Centrally located premises comprising 2 complete housekeeping units (LR, bedrm and fitted kit), in absolutely spotless condition, having been newly decorated thru-out. New wiring, etc. Here is terrific value for the low price of $9500
Mrs. Lachlan, EV 2-5104 anytime.

NORTH OAK BAY
Attractive home and garden in a desirable area, lge LR with FP, DR, cab elec kit, thru hall, 2 nice bedrms, full basement, attached garage, O-O-M heat, terms. Full price $15,750
Olive Greaves, EV 2-5104 anytime.

BRENTWOOD
This attractive stucco N.H.A. home is just 2 yrs. old, well built and in perfect condition. 2 bedrms, LR with FP, DR, elec cab kit, FC basement with roughed in plumbing and FP, dr-in garage. 1¼ acres in quiet surroundings. Good stable for 2 horses. Will consider $2,500 down. Full price $14,750
Bill Felton, EV 2-5104 anytime.

OPEN HOUSE SATURDAY
172 BURNSIDE WEST
For value galore—this you must see. 3 bedrms, lge LR with FP, roomy kit, FC basement, dr-in garage. Nice garden with fruit and new greenhouse. The house is in excellent condition of sound construction, beautifully decorated and immaculate. Near to all services, ideal for working couple or retired folks. View between 2 and 4 p.m. Saturday, March 21st. Call P. G. Jackson, EV 2-5104 anytime.

CORDOVA BAY
Attractive white siding bung consisting of 4 rms plus, 2 bedrms, lge kit, utility rm, situated on ¾ acre. An ideal retirement, good garden and would be ideal for chickens. $5400
Full price
Mr. Davies, EV 2-5104 anytime.

ESQUIMALT
3 BDRMS NEAR NADEN
You can trade your present home on this
One year old, full 8-ft. basement, G-E Oil-O-Matic heating, large 14x12 cabinet electric kitchen, with an even larger (14x20) living room, three good bedrooms. East-Work lino tile throughout, which is economical and easy to keep clean and such a joy to mother. This is a real family home and a red-hot bargain for a family man and includes this unusual feature—a closed stairway to the second floor with room for two more bedrooms or play rooms (now unfinished). There is lots of room in this remarkable stucco bungalow.
FULL PRICE $11,500
DOWN PAYMENT — $3,300 OR TRADE IN YOUR PRESENT HOME. CALL ERIC A. MACFADYEN FOR THIS SPECIAL OFFER.
Northwestern Securities of Victoria Ltd. EV 5-6741, 24-hr. service.
EXCLUSIVE LISTING

$5700
$1500, $50 PER MO
3-BEDROOM OLDER HOME
NICELY LOCATED
Just off Fernwood Road east of Victoria High School, offers such as new Duroid roof, new electric wiring, new hot water tank, modern oil range with drum and stand, television antenna, separate double garage, large level lot with fruit trees. There is a basement with a drum furnace but the ceiling is low. Owner wants quick sale and will consider all offers. Vacant property in a sewer area considered as part of down payment. For address to view call Leonard Thomas at Douglas Hawkes & Co., 817A Fort Street. EV 4-7128 or res. EV 3-5685.

RICHMOND-MT. TOLMIE
NEW — 3 BEDROOMS
$13,750, $2275 DOWN
Now completed and ready for your furniture, this 3-bedroom NHA-built home offers
—LIVING RM WITH FIREPLACE
—DINING RM
—KITCHEN WITH DINING AREA
—4-PC BATHROOM
—FULL BASEMENT
—OIL HEAT
—WIRED FOR RANGE
—DRIVE-IN GARAGE
For further information or appointment to view, call Leonard Thomas at Douglas Hawkes & Co., 817A Fort St. EV 4-7128 (res. EV 3-5685).
FELLOW AGENTS MAY SUBLIST

NEW NHA UNIVERSITY
3 BEDRMS
Full basement N.H.A. home recently completed on good street close to all conveniences. Good plan with large L-shaped LR and DR with valances and corner FP plus French doors leading to patio deck. Thru hall. Large cab kit with nook. 4-pce bath with colored fixtures and vanity. Kit and bath painted. Oil heat and Dr-in garage. Large N.H.A. mortgage at $76 per month. Try your down payment. For further details on this exclusive listing phone George Hall. EV 5-8701.
Full price $15,900
MOREY & JOHNSTONE
Real Estate 3244 Douglas St.

FOR THE TYCOON WHO ENTERTAINS
Nothing compares with the stately home of the late John Hart at 1961 Fairfield Road. Acre of grounds.
Seaview. 9-roomed home. 4 bathrms. Built regardless of cost and of imported materials. The workmanship is superb and the condition unbelievably perfect.
If you can use the older home of this type to advantage it is priced at a fraction of replacement cost at $35,000. Inspections by appointment only.
Alex Page, EV 5-6741 or EV 3-1594. Northwestern Securities of Victoria Ltd., 631 Yates St.

OAK BAY LOT
Construction can be started immediately on this OAK BAY lot situated in the new area north of Lansdowne. Conventional plans available or quotation on your plans.
CONTEMPORARY
POST AND BEAM
Contrary to general belief, contemporary-style homes, post and beam construction can be built at prices comparable to conventional styles. For further information please call G. Jessup, EV 2-2101, res. EV 2-1867. Harry Foster Ltd.

150 HOUSES FOR SALE

JOHN GREENWOOD
1241 Broad Street

$1500 DOWN
JAMES BAY, 5 rooms plus, oil heating, basement $6,900
DONCASTER, 4 rooms, basement, furnace $6,750
Please ask for Henry Hope, EV 3-7041 Eves. GR 7-2734

$1650 DOWN
MOUNT TOLMIE
New 3-bedroom stucco, large living room with fireplace, cabinet kitchen wired for range, 4-pce Pembroke bath, 3 bedrooms, oak floors throughout, full high basement, drive-in garage. Automatic oil heat—Lot 63x100, full price is $11 750
Just
Ask for Jim Ridings EV 3-7041 Eves. EV 3-9533

HOLLICK REALTY (1958) LTD.
CLARKE & WALLACE
1118 Quadra EV 5-8794

NEW SxS DUPLEX
800 sq ft self-contained on each side; comprising 2 bedrms, living rm, kitchen, bath and utility. Situated in Esquimalt, one of Victoria's best rental areas. To be completed in 6 weeks. Priced at $16,900
F. Worsley, EV 5-8794, EV 4-6988

WHY! WHY! WHY! PAY RENT
When $1,000 down and $75 per month will buy large 4-rm stucco bungalow. Oil heat, carport, part basement. Full price only $8600
Phone now to Mr. Stretch at EV 5-6741 or EV 3-7436.
Northwestern Securities of Victoria Ltd.

"BRENTWOOD" NEW HOME ON 1¼ ACRES
Here you find a lovely stucco N.H.A. home only 2 minutes from Brentwood Bay in quiet surroundings, this very well built house has 3 bedrooms, large living room, dining room, and a fine electric cabinet kitchen. Full cement basement with roughed in plumbing and fireplace. Oil heat. Drive-in garage. The grounds also have stable for 2 horses and additional acreage is available adjoining the property. Full price with $14,700
$3,000 down
For details phone HARRY HOBSON of Northwestern Securities of Victoria Ltd.

$2000 DOWN CADBORO BAY – 3 BRS
A delightful 3-year-old Rancher-Bungalow in a quiet, pleasant, secluded neighborhood. Very close to school, bus and shopping. THREE bright bedrooms, L-shaped LR-DR with an attractive fireplace. Electric cabinet kitchen with dining area. Oak floors, Oil-O-Matic furnace, carport with storage room. Nicely landscaped and fenced. IMMEDIATE POSSESSION. 5½% NHA mtge of $8,000 at $68, P.I.T. $12,900
Price with terms
To view—Call SID LANGHELT, EV 5-6741 or evenings GR 7-6098. Northwestern Securities of Victoria Ltd.

OAK BAY LUXURY SUITE
If you've ever dreamed of owning one of those beautiful OAK BAY WATERFRONT suites, then here is your opportunity but you'll have to act quickly. Situated on first floor level and bathed in sunshine throughout the day is the large living room with dining area, compact electric kitchen with refrigerator and range, a beautiful 4-pce bathroom and twin-size bedroom all tastefully decorated and heated by oil perimeter system. This is truly a luxury setting with a million dollar view and the down to earth price of $13,500
only
For appointment to view anytime, please call TED KAY of Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-8852.

FAIRFIELD FLASH
Look! This will sell quickly—wonderful renovation job inside—this you must SEE NOW! Lovely lounge, dining room, kitchen, 2 bedrooms plus 3 bedrooms up. Full basement. Outside needs a paint job but this has all the advantages, plus benefits, plus value, in lovely Fairfield. And the remodelling job is really professional-like. All for the low down payment of $3,600 and the full price of $10,900
Close offers might be considered. Hurry for this hot listing: ring K. J. WILLIAMS, EV 5-6741 or GR 8-3718. Northwestern Securities of Victoria Ltd.

$500 DOWN OPEN HOUSE
SAT 1-5
53 LEWIS ST.
Just north from 400 Blk Dallas Rd. is an unusual opportunity to own your own 4-rm bungalow with full basement, brick open fireplace and solidly constructed with over 900 square ft. It needs decorating so owner will accept only $65, at 6% int. from responsible purchaser. F.P. $7950
Call L. S. Yeo at EV 5-5998. Exclusive Town & Country Homes Ltd. 851 Pandora Ave.

TO SOON FOR PICNICS!
But if you buy THIS HOME you'll have plenty of ground to have your own picnics this summer. Just think—a modern stucco five-room, thru-hall home close to and with a glimpse of the sea, for only $12,500. If you want a living room with fireplace, dining room, electric kitchen, two bedrooms, 4-piece bathroom, full basement, automatic heating. Fully insulated and all in top condition. Paved driveway, lot 165'x101' in natural and formal setting and low taxes, call now. (Terms).
F. Marconi, EV 2-8111, EV 4-6625

CANADA TRUST

"Bug's Ear Bungalow"
You have heard the expression "cute as a bug's ear." Well, it describes this one-bedroom stucco bungalow exactly. It's ideally suited for the "bride" or for someone planning to retire to quiet living with low costs. Nice, tidy little garden, attached garage, oil range included. Call ETHEL HARVEY for the "intimate" details.
Full price only $4,500
$500 DOWN
EV 5-6741 or EV 3-4368. Northwestern Securities of Victoria Ltd.

SHAWNIGAN LAKE WATERFRONT
Two-room cabin, wired, oil heater. Float, 50 ft. frontage. Owner will take good car and cash or terms. $5,900. Call F. Woods, EV 3-2576, or Douglas Hawkes Real Estate, EV 4-7128.

BUILDING A HOUSE IS NO problem. Call us anytime to discuss things or ask your agent to see us. Most reasonable guarantee. Many plans to choose from. Kasapi Constr. Co. Ltd. Ph. EV 5-5614.

150 HOUSES FOR SALE

WATERFRONT
Lovely view, 4 bedrooms, 4 bathrooms, very large living room, dining room, sun deck, many features. $37,500
Price
Mr. Edwards
H. A. HUMBER LTD.
630 View St. EV 2-9161

ROCKLAND RESIDENTIAL
$16,500.
Located on a quiet street, ideal for children. This spacious modern stucco bungalow contains large living room and "in-line" dining room. Three bedrooms. Full high basement. Oil heat. Lovely kitchen. Over 1,400 sq. ft. of superb living accommodation. OFFERS INVITED. G. Jessup, EV 2-2101, res. EV 2-1667. Harry Foster Limited

JAMES BAY—CLOSE IN
Close to Beacon Hill Park, bungalow with 3 large rooms (cabinet kitchen wired for range), bathroom, hall, etc. Cash to handle $500. Full price only $4,200 or trade for mortgage. Call Wess Dickie, EV 2-4312, eves. EV 3-3640. Dickie & Co. Realty, 833 Fort Street.

4 HOUSES FOR SALE AT PRESENT on my own subdivision. We build them and sell them. If we haven't got one to suit you we will build it, or sell you a lot. Will be pleased to show them at any time and discuss price and terms. A. H. Phelps, 2585 Millstream Rd. GR 8-2076

WONDERFUL BUY—ESQUIMALT, $6,800, $1,800 cash, $40 a month, 6%. 3-room bungalow with bathroom, beautiful cabinet kitchen, modern oil range. Complete suite with bathroom in basement. Separate entrances, garage. EV 3-1895. No agents.

$1,000 DOWN AND VERY LOW monthly payments. 2-3 bedrooms. Panelled old-English-style LR with red brick fireplace. High location, on sewer, good bus service at door. Only $5,900. Vivienne Appleyard, EV 2-4255 anytime. J. H. Whittome & Co. Limited.

FAIRFIELD
5-room bungalow, rumpus room, garage, Oil-O-Matic heat. Nice corner owner $13,000 net. EV 3-9327.

VERY CHARMING BUNGALOW, Oak Bay south. Lovely secluded garden. $10,800. No agents. EV 3-1895.

LOVELY 5-ROOM HOME WITH 4-room basement suite. Revenue $170 per month. $17,500. EV 4-2697.

VERY CHARMING BUNGALOW, Oak Bay south. Lovely secluded garden. $10,800. No agents. EV 3-1895.

2-BEDROOM MODERN HOME, 1 yr old, only 3 steps, oil heat, close in, city. $9,000 cash. EV 3-5992.

151 COUNTRY HOMES AND PROPERTIES

INTERURBAN AREA
App 5 acres with 2 acres of bottom land having a nice 2-BR home for the full price of $11,000
with terms.

PAT BAY HIGHWAY
5.7 acres with a large home and cottage. One of the best views in Saanich. For particulars and to view, Alec MacLean EV 3-8413, res. EV 3-7243.

FRASER BRISCOE
EV 3-9413 750 Pandora

TERRIFIC POTENTIAL
3 acres of black fertile soil with 1,300-sq.-ft 3-bedroom home. Large knotty pine LR with heatilator fireplace, mahogany panel kitchen. Deep Cove area. $2,500 cash. Full price $10,800. Phone GR 5-1627. No agents.

WATERFRONT WITH BOAT-house, North Saanich. Permanent or summer. Bathrm, 1 bedrm down, room for 3 bedrms up. Asking $14,000. Victoria Press, Box 119.

FOR WATERFRONT HOMES, farms and businesses on all the Gulf Islands.
Contact
SALT SPRING LANDS LTD.
Ph. 52, Ganges, B.C., Eves. 167

PENDER ISLAND PROPERTY, homes, 1½ hours from Victoria. Owner, EV 3-7314. 970 Tattersall.

153 WANTED TO BUY —HOUSES

2 PRAIRIE COUPLES
WANTED IMMEDIATELY FOR THESE PEOPLE WHO HAVE JUST ARRIVED IN TOWN. NEWER OR OLDER 2 OR 3-BEDROOM HOMES. THEY ARE LIVING IN AN AUTO COURT AND MUST LOCATE QUICKLY. CALL NOW FOR IMMEDIATE INSPECTION. JOHNNY JAMES, WESTERN HOMES LTD. EV 2-2197 ANYTIME.

Up to $26,000 CASH
My client requires BY MAY 1 executive home with:
3 or more bedrooms (at least 2 twin-size).
Den or rumpus (with fireplace if possible).
Two bathrooms.
Attractive garden.
Main floor utility if possible.
Oak Bay, Cadboro Bay or Ten Mile Point preferred.
If your house may suit, please call B. Travers-Smith, EV 2-4255 anytime. EV 5-6653 eves. J. H. Whittime & Co. Ltd.

WHY FOOL AROUND???
If you want to sell your REVENUE PROPERTY, then call Pemberton, Holmes right now. We have clients for apartments, triplexes, up-and-down and side-by-side duplexes. Ask for our Revenue Dept., or eves. call Jack Brown, EV 4-4976.
PEMBERTON, HOLMES LTD.
1002 Government Street EV 4-8124

$50,000 CASH
URGENT.
WANTED—Large 5 or 6-bedroom home in Uplands. Call Mrs. Kirkpatrick, GR 4-1972.
PEMBERTON, HOLMES LTD.
1002 Government Street EV 4-8124

WANTED
Have cash buyer for 2-bedroom bungalow, south Oak Bay, with or without basement. S. SPAVEN, EV 5-6741 or EV 4-7013. Northwestern Securities of Victoria Ltd.

WANTED 1 TO 2½ ACRES
With 2 or more bedroom house. Phone HARRY HOBSON of Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 2-7828.

INSTANT CASH $25,000 FOR S.xS. DUPLEX
Please call Ruth E. Hutcheson, EV 4-9318, GR 8-3536.
C. N. MONTAGUE CO.

$3,000 CASH DOWN FOR YOUR 2 or 3-bedroom older home. Room for in-law suite in basement or attic preferred. Possession by May 1 important. Call Mrs. Harvey, EV 5-6741. Northwestern Securities of Victoria Ltd.

"I DO HAVE"
$2,500 to $3,000 down on 2 or 3-bedroom house—any fair district. It is important. Call Stan Rozylo, EV 5-6741 or EV 4-6104 please. Northwestern Securities of Victoria Ltd.

HAVE CLIENT WITH $4,000 CASH for 4-bedroom home. Oak Bay, city or Saanich, not too old, in good shape. Large lot preferred. Please call Mr. V. Bagshawe. The B.C. Land. EV 4-4115.

WILL GIVE $2,500 CASH FOR OIL-heated bachelor house close in. Victoria Press, Box 2003.

153 WANTED TO BUY —HOUSES

HAVE YOU
A bungalow with basement suite or a duplex that $6,000 down will handle? For quick action call Roy McGillivray, Western Homes Ltd., EV 2-2197 or eves. GR 9-1804.

WANTED
Substantial older-type home, 3 or 4 bedrooms, in Oak Bay, Fairfield or High Quadra up to $16,000 value. Please call Roy McGillivray, Western Homes Ltd., EV 2-2197, or eves. GR 9-1804.

WANTED
Modern 6-room bungalow for cash. Also
Older type home, 3 bedrooms and den, good district, up to $20,000. H. W. Blenkinsop, F. N. Cabeldu Ltd., EV 3-7174.

UPLANDS — OAK BAY
TWO CASH CLIENTS require two bedrooms and den, between $25,000 and $35,000. Please call Mr. Anderson or Mr. Fraser, EV 4-9305.
FINANCIAL SURVEY LTD.

JUBILEE-HAULTAIN
My client has $3,500 cash down payment for smaller 2-bedroom home. Maximum price $8,900. This could be an immediate sale. Please call Herb Hodgson, EV 2-2101; res. GR 9-2114. Harry Foster Ltd.

WANTED
4-bedrm family home in Oak Bay. Call P. G. Jackson, EV 2-5104 any time. Hicks Realty Limited.

CAN ANYONE HELP US? We require a 3 or 4-bedroom home at no down payment and reasonable monthly payments. If so please call EV 5-8301.

SMALL HOME OR LARGER revenue home with down payment $750 to $1,000, quiet district. Fairfield preferred. Phone EV 3-3178.

WANTED, URGENT—WELL-CONstructed 4 or 5-room cottage on Shawnigan Lake. Must be waterfront. Please phone Mr. Murdock, EV 3-9040. A. Bernard & Co. Ltd., 629 Fort St., EV 4-9335.

COUPLE, NOW STAYING WITH friends anxiously want bungalow in Fairfield or Oak Bay. (Automatic heat.) This will be a cash sale. Please phone me anytime, EV 4-9827. S. Hargrave Realtor.

CASH CLIENT FOR 2 OR 3-bedroom house, Esquimalt, Oak Bay, any good district. David R. McAdams Real Estate, 1208 Broad St., EV 5-3236.

MODERN 4-RM HOME, 2 BEDRMS, high Quadra, close to bus. Phone EV 2-0770 after 6 p.m.

154 PROPERTY FOR SALE

PENTICTON ORCHARD OR SUBDIVISION
16.5 acres of fine sloping land, with all city conveniences, offering magnificent views of lake and mountains. Presently operating as commercial orchard having 12 acres of bearing fruit trees of all the best varieties; including apricots, cherries, peaches, pears, Delicious, Newtown and Winesap apples. Altogether a total of 1,004 trees between the ages of 3 yrs to 10 years; a small number over 10. Revenue record available shows steady gain and future looks very promising. Sprinkler irrigation system. Taxes $288 including water. Balance of land pine woods. This is really priced to sell at $22,000. Terms half cash, balance on third crop payments. See Mr. Agar today or phone
JOHN BLAIR LTD., 620 View St.
EV 5-3742 anytime.

ACREAGE AND BUILDING SITES
WATERFRONT LOT—70x186, Sheltered location on Shoal Harbor. Price $3150
PAT BAY HWY—Sea view property south of Experimental Farm. Ten acres semi-cleared. 400 ft. frontage on highway. Price $8500
BAKERVIEW PLACE—One mile south of Sidney, near access to good beach. Served by Sidney water system. Lots 80x177. Price $880
(Larger lots available.)
NEAR ARDMORE GOLF COURSE—Nearly two acres wooded properties. Two to choose from. 150 ft. road frontage. Price $1100
For these and other properties see
GORDON HULME LTD.
Open Saturdays
Sidney GR 5-1154; res., GR 5-1499

CEDAR HILL $1250
70x120
NHA APPROVED
This beautiful approved lot will be on sewer. We know and the vendor knows it's underpriced, lot of this type are beings sold as high as $2,000 but the listing is at $1,250, so that is all you pay. You can phone any of our representatives anytime, EV 5-2458 to see this lot but preferable phone him right away. To be seen by appointment, only.
BYRON PRICE REALTORS

LOTS
Plan your NHA home now on your choice of these desirable sites:
2 SEA VIEW lots on 10 Mile Point at $2700
4 lots on CEDAR HILL ROAD, on sewer, at $1250
1 lot on BYWOOD PLACE, on sewer, in city, at $2950
Contact PETER ROBERTSON at EV 5-2458 anytime
BYRON PRICE REALTORS

HAVE LOT WILL BUILD
Only 2 lots left on Bywood Place off St. Charles, near Rockland. One has 135' frontage. Don't miss this opportunity to build in the finest residential section of Victoria. Jack MacKay, EV 5-2458; res. EV 2-9644.
BYRON PRICE REALTORS

LOT CENTRE OF VICTORIA
If you are looking for a lot the most logical place to go is BYRON PRICE REALTORS—they have the greatest selection of lots in Victoria. 1314 Quadra St. EV 5-2458 anytime.
Byron Price Realtors

VIEW LOT
999 GREENRIDGE CRESCENT
All new homes in area. Suitable for NHA $2,000
Phone E. K. Lane, EV 2-5592.

EXCLUSIVE WITH
PEMBERTON, HOLMES LTD.
1002 Government Street EV 4-8124

1.89 ACRES ON SOOKE RD. APproximately 1/5 mile past Glen Lake corner. Good potential for west coast traffic. Mostly levelled and cleared. $1,250 cash. Hi Lo Trailer Sales, corner Selwyn Rd. and Trans-Canada. GR 8-2514.

SEAFRONT
1.31 acres in popular Gordon Head. Excellent site for those desiring seclusion. Also a limited number of smaller seaview and seafront lots in this area. For details call Bel Shragge, eves. EV 2-8802. King Realty, EV 2-2131.

154 PROPERTY FOR SALE

100 ACRES
$5000 FULL PRICE
1. Metchosin area—3-room farm house and 2-room cottage, barn and sheds. City light and phone. Natural treed setting. A real buy, owner moving east. See below.

80 ACRES
$3500 FULL PRICE
2. Also Metchosin—3-room house, barn and about 4 acres cleared. Fruit trees. Good well water supply. See below.

62 ACRES
MILLSTREAM ROAD
$5550 — $2500 DOWN
3. Ideal for chicken farm. Cottage with city light, phone, own water supply. Some timber. For further information on any of the above properties phone Fred Scherbaum, EV 2-8301, or Ross Hartnell, EV 2-9672. Office EV 5-3435.
P. R. BROWN & SONS LIMITED
1112 Broad Street, Victoria, B.C.

LOTS GALORE
NHA approved lots at Cadboro Bay.
Waterfront and view lots at Cordova Bay, also summer cottage.
Waterfront lots at Prospect Lake, also summer cottage with beautiful view of the lake.
Call P. G. Jackson, EV 2-5104 any time. Hicks Realty Limited.

LOTS
ON SEWER
TELEPHONE US
SCENIC VIEWS
N. Krienke, EV 4-4460
M. Duff, EV 5-8408
BYRON PRICE
EV 5-2458

VIEW LOTS
Only 11 left at corner Metchosin and Lagoon Roads. Cleared, city water, hard-surfaced roads. Don't delay and be disappointed. N. A. Fraser, EV 4-9305, res. EV 5-3751. Exclusive agent. Financial Survey Ltd.

10 ACRES, WITH 6-ROOM HOUSE, Gordon Head, Mt. Douglas area. Suitable for subdividing into building lots. Price $21,000. Please call J. A. McLellan, eves. EV 4-6171. King Realty, EV 2-2131.

TWO GOOD LOTS
Just off Glanford Ave., surfaced road, storm drains, high side of Broadway. See our sign. $1,200 each. Call Mr. Foster, Harry Foster Ltd., EV 2-2101, res. EV 3-9325.

OAK BAY SOUTH. TREES, ROCKS, SECLUSION. AN IDEAL BUILDING SITE ON A QUIET STREET. CALL D. G. WHYTE, EV 5-7707. MEARS & WHYTE OAK BAY REALTY LTD.

BUILD YOUR NEW HOME IN clean, peaceful surroundings. NHA approved lots. Good cleared soil, 70x120. $1,250. GR 7-3551, 9-4.30 weekdays.

SHOAL BAY
Beach Drive
View lot overlooking bay. F. Woods, EV 3-2576. Douglas Hawkes Realty.

CRAIGDARROCH RD., FULLY serviced lot, 70x120. $2,950. Terms if desired. EV 2-6460.

1¼-ACRE TREED LOT, CORDOVA Bay GR 9-1614.

SIDNEY REAL ESTATE
JAMES RAMSAY GR 5-2622

NORTH SAANICH PROPERTIES
Gordon Hulme Ltd., Sidney 120

NEAR SIDNEY, APPROX. TWO acres, part-built house. GR 5-2384.

155 PROPERTY WANTED

SO YOU WOULD LIKE TO MOVE TO TOWN?
My client is anxious to purchase a country home with some acreage. If your present home consists of 3 or more bedrooms, you can sell it quickly, for my client would like to be located before spring work begins. Down payment no problem. Call me anytime. MAURICE N. SMITH, EV 5-6741. Northwestern Securities of Victoria Ltd.

SEAFRONT ACREAGE OR LARGE lot on Saanich Peninsula, with or without building. Suitable for boat. Phone GR 5-2427.

CASH FOR LOTS ON SEWER. Phone Kasapi Constr., EV 5-5614.

156 ACREAGE FOR SALE AND WANTED

38-ACRE DAIRY FARM
3 bedroom home, barn, milk house, $35,000 cash. Trade or terms. Agents welcome. EV 5-4574.

14 ACRES CHOICE, CLEARED FARMLAND WITH SEA VIEW, ADJOINING SOOKE VILLAGE. On city water. EXCELLENT TERMS TO RESPONSIBE PARTY. Bel Shragge, eves. EV 2-8802. King Realty, EV 2-2131.

12½ ACRES, OLD WEST SAANICH Road. Lots of fruit trees. House ideal for handyman. Cash $5,500. R. Harris, EV 4-3672. J. H. Whittome & Co. Limited. EV 2-4255 anytime.

DUNCAN—26 ACRES WITH HIGHway and river frontage, within few blocks city centre. Suitable for trailer camp. C. P. Deykin, Maple Bay Road, Duncan.

158 FARMS FOR SALE AND WANTED

HOME AND FARM CLOSE IN
Splendid stucco bungalow with very large living room, 2 bedrooms, Pembroke bathroom, cab elec kitchen and utility. Full basement with extra bedroom, C and W furnace. Five acres with some of the finest bottom land. Extra cottage and farm buildings and 3 cemented wells. Full price $11,000
only
Substantial down payment required. Try yours by calling Bill Sudbury, eves. GR 9-1906.
GEORGE RANDALL LTD.
1309 Douglas St. Phone EV 4-8109

SEA VIEW HORSES OR BERRIES
Very nice country home with extra cottage for Mom and Dad. 5 acres plus barn, chicken house, fruit trees, close-in. Unsurpassed view. Full price $19,000
Please call Ted Kergin, EV 2-8117 or EV 4-1582
NEWSTEAD REALTY LTD.
766 Fort Street

6 ACRES $2000 DOWN
15 minutes from city centre, dandy 5-room stucco bung, modern kitchen, dinette, attractive living room, 2 spacious bedrms, bsmt, hot air. Land cleared. Chicken houses, stock, shed, lots of water. Priced right $12,250
P. G. Williams, EV 4-9305, res. EV 4-9657
Financial Survey Ltd.

95 ACRES
600 feet past Florence Lake Rd. 6½ acres on left; 88½ acres on right, off Trans-Canada Hwy. Sell separate or in 1 piece $95,000
Cash, trade or terms. Agents welcome. EV 5-4574.

ANYTHING
YOU DON'T NEED? SELL IT FOR
CASH THROUGH CLASSIFIED
ADS.

'No Delay' Card Five Years Late

FULFORD HARBOR — A post card, stamped "avoid delay" reached the home of Mrs. R. Akerman here, 5½ years after it was mailed in Winnipeg.

The post card was postmarked August 11, 1953, and bore a three-cent King George VI stamp. It was sent care of Mrs. Akerman to her sister Mrs. Les Bryan from the latter's husband from Winnipeg.

The card was duly forwarded to Mrs. Bryan, now in Vancouver.

Mrs. Bryan was at first unaware of the age of the post-card, because by coincidence her husband was back east again on another business trip. She was puzzled by the fact he referred to the heat in Winnipeg when she knew from this March's weather report that it was actually cold in the Manitoba capital.

When she examined the card she realized it was more than five years old. There is no apparent explanation for the long delay.

NOTICE TO CREDITORS
IN THE MATTER OF THE ESTATE OF ALEXANDER BLAIR PATERSON, DECEASED, late of 4000 Lockhaven Drive, Victoria, British Columbia.
NOTICE IS HEREBY GIVEN that creditors and others having claims against the estate of the above deceased are hereby required to send them to the undersigned executors at 650 View Street, Victoria, B.C., before the 24th day of April, 1959, after which date the executors will distribute the said estate amongst the parties entitled thereto, having regard only to the claims of which they then have notice.
THE CANADA TRUST COMPANY, Executors.
By their Solicitors, Harman, McKenzie & Murphy.

NOTICE TO CREDITORS
IN THE MATTER OF THE ESTATE OF JOHN JAMES SMITH, deceased, late of 4082 Borden Street, Victoria, in the Province of British Columbia.
NOTICE IS HEREBY GIVEN that creditors and others having claims against the estate of the above named deceased are hereby required to send them to the undersigned Executor at 329—625 Fort Street, Victoria, B.C., before the 10th day of April, 1959, after which date the Executor will distribute the said estate among the parties entitled thereto having regard to the claims of which